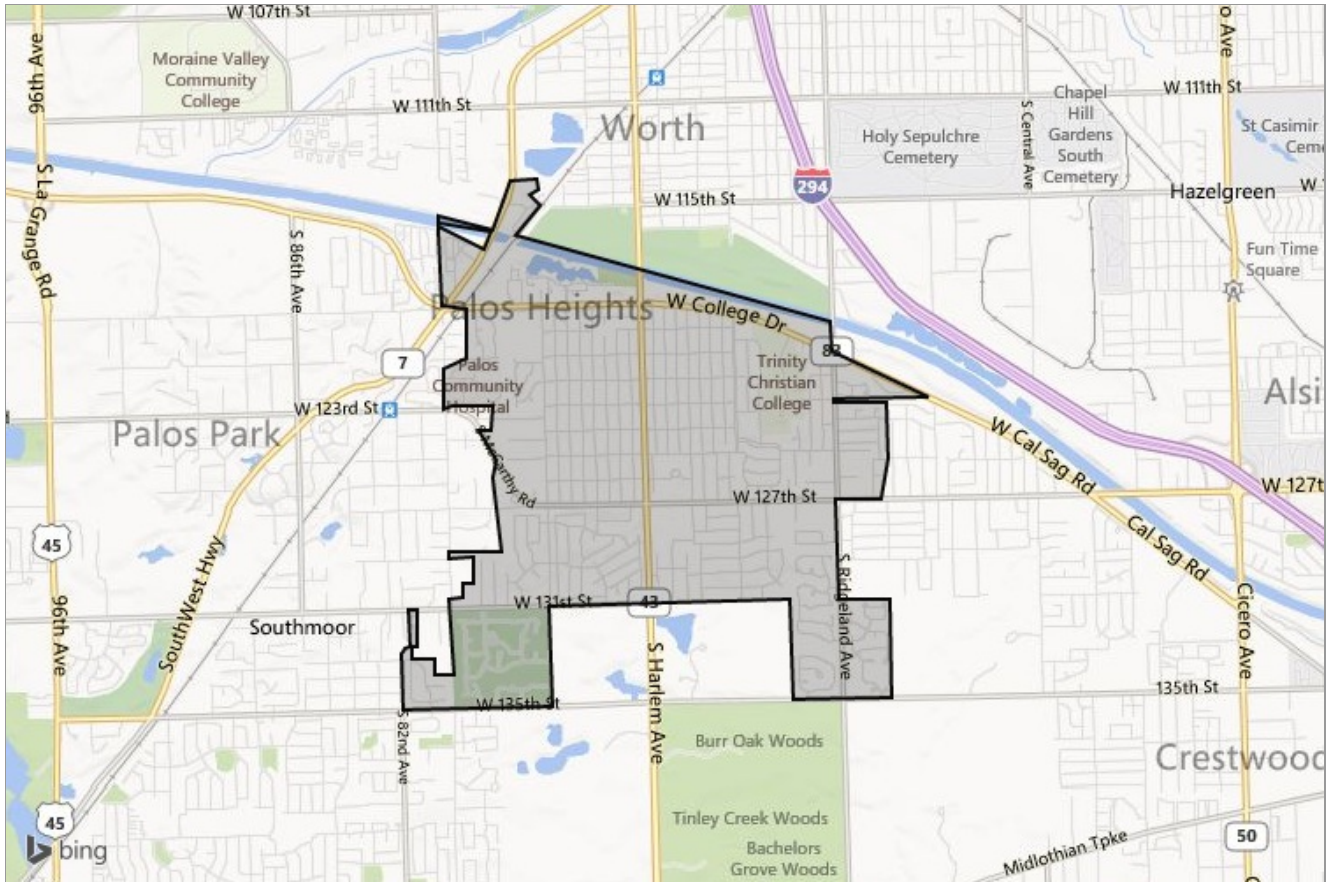


MARKET ACTIVITY REPORT

Palos Heights, Illinois



Presented by

Brenda Kasprzyk

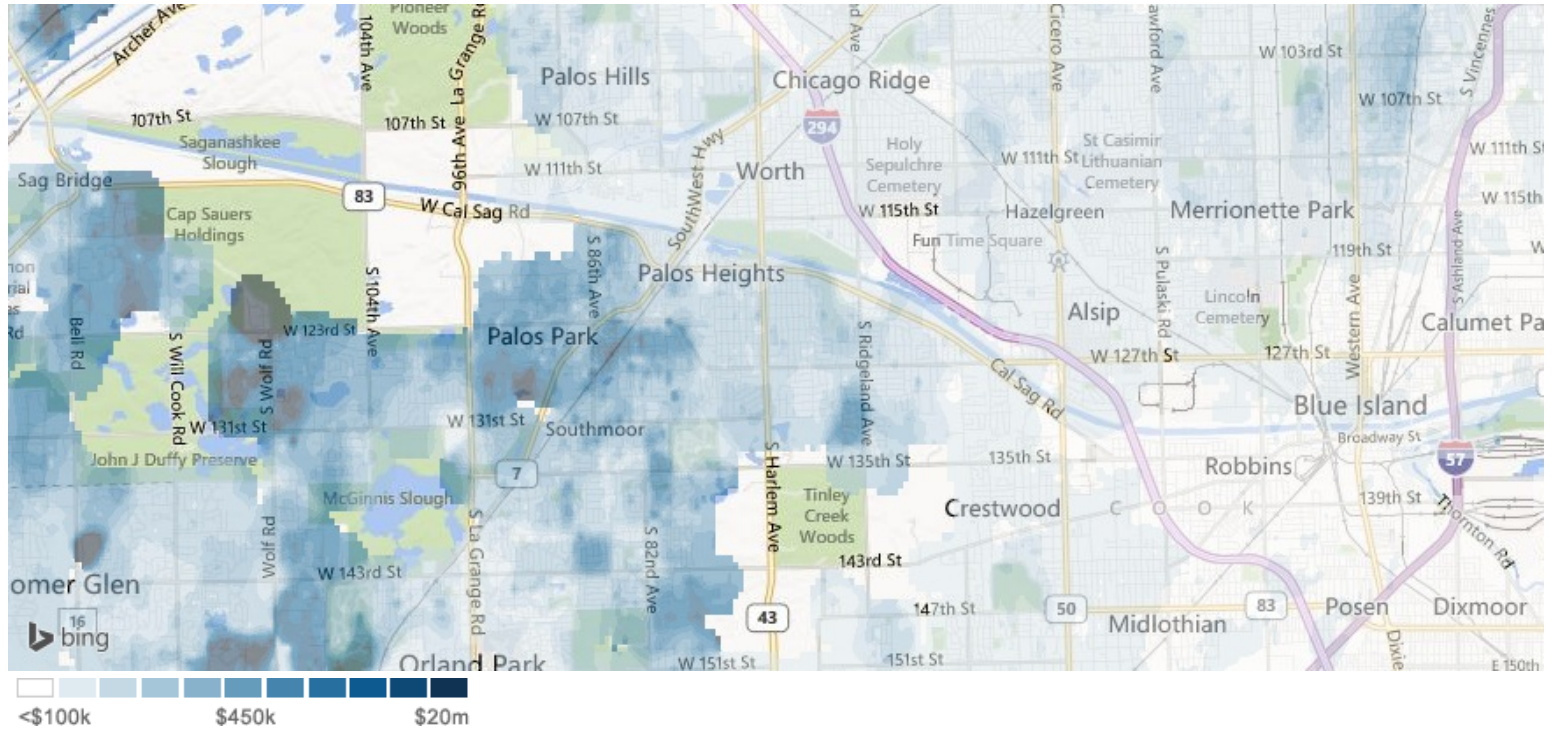
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chicagosuburbhome.com

Real People Realty, Inc.
7262 W Benton Dr
Frankfort, IL 60423

Palos Heights, Illinois

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMS® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

Market Snapshot

Compared with Last Year: January 26, 2013 vs. January 26, 2014

Median Est. Home Value

\$268K

Up 3.8%

Median Est. Listing Price

\$245K

Up 3.8%

Average Days on Site

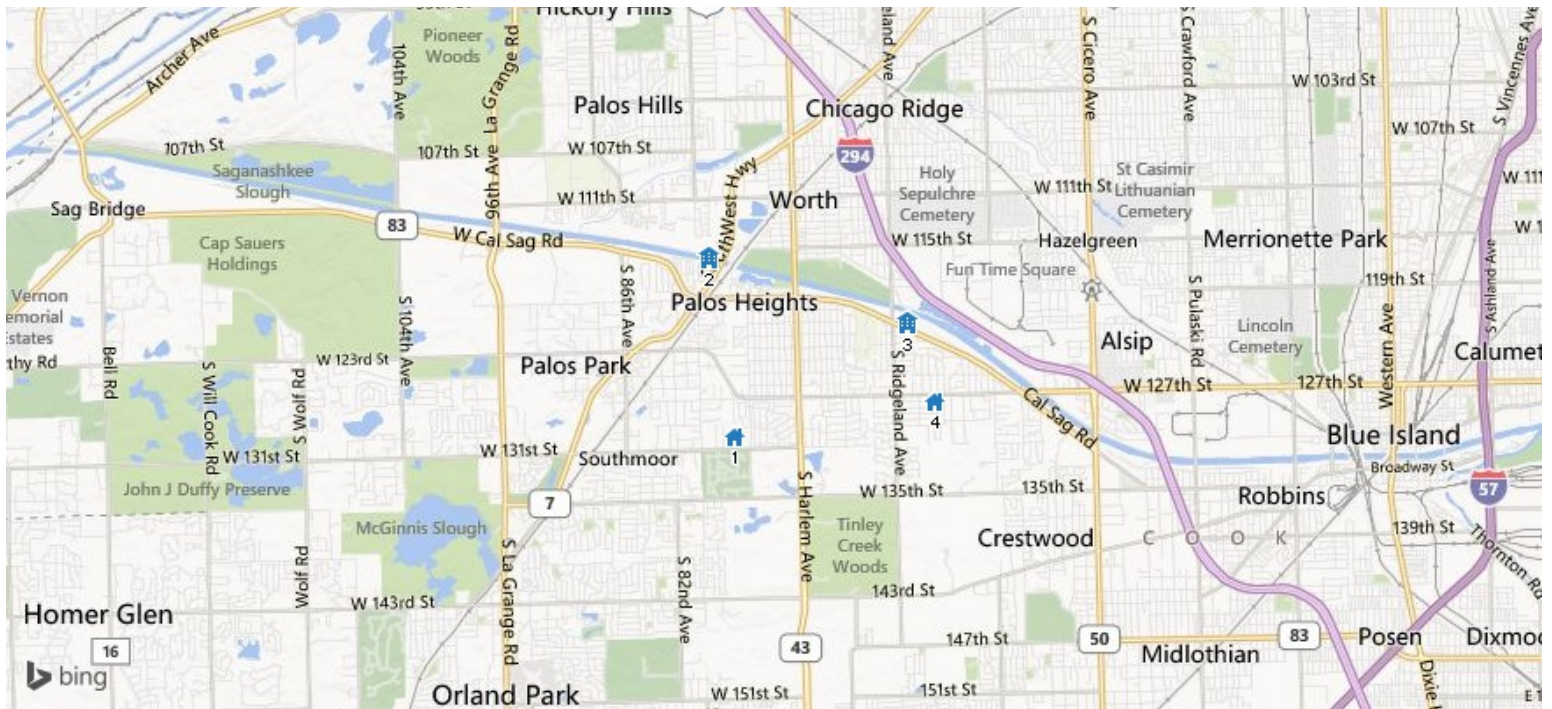
166

Down -11.2%













Sales Volume

23

Up 43.8%



New Listings: 4

New Listings: 4		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	  * New, Active: 1/19/2014 MLS ID: 08521680								
	7700 W 131st ST Beautiful updated Quad Level, with finished sub. full redone master bath, redone kitchen with granite counter tops, large family room with fireplace and adjoining entertainment room. beautiful view looking out to heated inground pool. roof is 12 years old, new furnace in 2012, attached garage with new door. generator for some piece of mind. great home move in ready <i>Listing Courtesy of McColly Real Estate</i>	Single Family	3/3	1,745	11,248	1973	1/19/2014	\$289,900	\$166
	  * New, Active: 1/22/2014 MLS ID: 08523824								
	7 N Bay RD Parking Included In Price, 4 BR's & 4 full bths! Full walk-out bsmnt w/LRG loft, deck, patio, looking at a breathtaking view. Sold "As Is", Seller makes no representation or warranties, buyer is responsible for verifying all information including room sizes, taxes and any association info. Buyer/buyer's agent is responsible for any city required inspections, permits, if any. Offer must include proof of fun <i>Listing Courtesy of America's Best Realty, Inc.</i>	Townhouse	4/4	1,989	2,765	1994	1/22/2014	\$239,900	\$121
	  * New, Active: 1/17/2014 MLS ID: 08519527								
	6209 Princeton LN Parking Included In Price, 3-BEDROOM / 3-BATH RANCH TOWNHOME w/FINISHED BASEMENT in THE HAMPTONS OF PALOS. Luxurious, well-maintained brick home in a natural setting. Master bedroom suite, separate dining room, kitchen w/breakfast area, hardwood, fireplace, vaulted & tray ceilings, walk-in closets, crown molding, custom trim & paint, storage, 2-car attached garage, deck over a very large lot, pristine landscaping, maintenance-free living. <i>Listing Courtesy of Longwood Real Estate Company</i>	Townhouse	3/3	1,536	3,321	2004	1/17/2014	\$249,900	\$163
	  * New, Active: 1/22/2014 MLS ID: 08522788								
	6030 W 128th PL Parking Included In Price, Impressive 2-story home with three spacious bedrooms, two and a half bathrooms, recent updates include refinished hardwood floors in living room and in formal dining room and ceramic tile floor in the 2-story foyer, fireplace in familyroom, 20x18 master bedroom with private bathroom and with excess to balcony overlooking circular drive in the front of the house. The full unfinished basement is waiting for new owner <i>Listing Courtesy of Prospect Equities-Infiniti</i>	Single Family	3/3	1,520	10,166	1969	1/22/2014	\$339,900	\$224



 **SALE PENDING** * Pending: 1/14/2014, Contingent **MLS ID: 08458444**

12954 S Sycamore LN

Single Family

4/3

3,000

10/1/2013

\$324,900

\$299,899

12/26/2013

-0.08%

Parking Included In Price, 3000 sq ft with huge four season room. twenty five new windows just installed! 2 story 4 beds 2.1 baths Palos Pines!! Circular driveway. Fireplace, finished basement, large bedrooms, master bath, Updated kitchen with granite counters , new SS appl. Updated bath granite. remodeled laundry. new light fixtures, freshly landscaped, new carpet, updated electric, new HWH, hardwood floors refinished, new 6 panel door.

Listing Courtesy of Prospect Equities Premier



 **FOR SALE** * Active: 5/21/2013 **MLS ID: 08350409**

12102 S Oak Park AVE

Single Family

3/1

1,245

5/21/2013

\$199,900

\$166,000

1/8/2014

-0.17%

Parking Included In Price, PRIME LOCATION BEAUTIFUL WOODED CORNER LOT. CLOSE TO SCHOOLS, SHOPPING AND TRANSPORTATION. A DIAMOND IN THE ROUGH PROPERTY NEEDS SOME TLC BUT THE POSSIBILITIES FOR EXPANSION OR REHAB ARE ENDLESS. PROPERTY IS SURROUNDED BY HIGH END HOMES. SOLD IN "AS IS" CONDITION. TAXES DO NOT REFLECT ANY EXEMPTIONS.

Listing Courtesy of Century 21 Galaxy Realty



 **FOR SALE** * Active: 5/21/2013 **MLS ID: 08350410**

12112 S Oak Park AVE

Single Family

1/1

947

5/21/2013

\$199,900

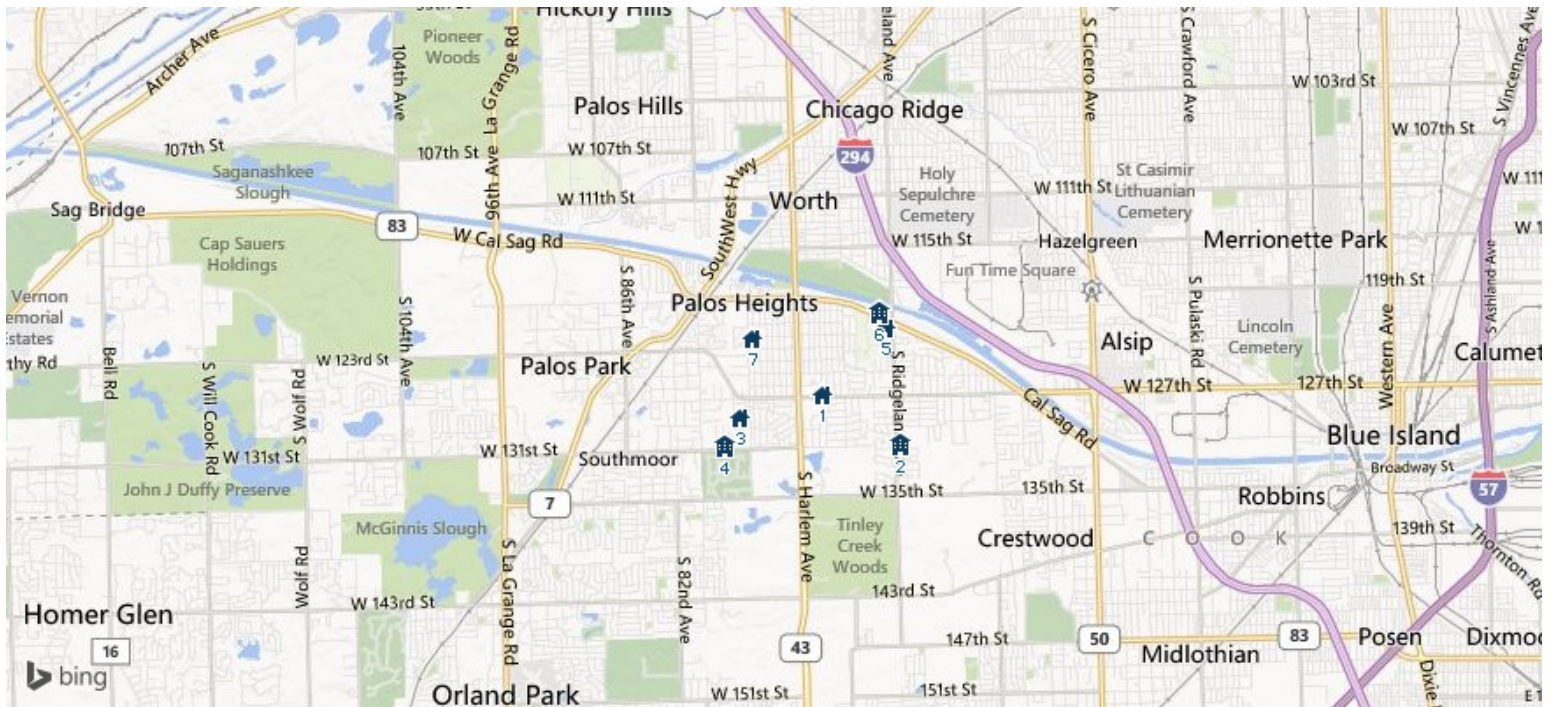
\$164,000

1/8/2014













-0.18%

Parking Included In Price, BEAUTIFUL WOODED PROPERTY IN A PRIME LOCATION. CLOSE TO SCHOOLS, SHOPPING AND TRANSPORTATION. NEEDS SOME TLC BUT THE POSSIBILITIES FOR EXPANSION OR REHAB ARE ENDLESS. SOLD IN "AS IS" CONDITION. PROPERTY SURROUNDED BY HIGH END HOMES. TAXES DO NOT REFLECT ANY EXEMPTIONS.

Listing Courtesy of Century 21 Galaxy Realty



Pending Listings: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
  * Pending: 1/23/2014, Contingent MLS ID: 08504612								
 12723 S 70th AVE	Single Family	4/2	1,932	10,010	12/15/2013	\$243,900	1/23/2014	\$126
Snuggle by the fire in this splendid split level in Palos Heights. Natural fireplace in the family room, formal dining, 4 bedrooms, 1&1/2 baths. Sub-basement, newly painted, new cement, new windows, new family room carpet. A star studded family home. Convenient location. Don't hesitate. Call to see.								
Listing Courtesy of Reynolds Realty Co.								
  * Pending: 1/21/2014 MLS ID: 08498442								
 13098 Laurel Glen Ct, Apt 204	—	2/2	1,500	—	12/3/2013	\$169,900	1/21/2014	\$113
Parking Included In Price, Spotless ungraded unit in Palos. Stunning 2nd floor unit in secure elevator building. Beautiful complex Westgate Valley. Quiet location surrounded by forest preserves, ponds, & fountains. Relaxing balcony off large eat-in-kitchen. Open foyer. Formal dining room. Cherrywood type floors. Master bedroom suite with 2 closets & full bath. Full size laundry. Tons of shelving, walk-in closets and storage locker. Look today.								
Listing Courtesy of Wm C Groebe & Co.								
  * Pending: 1/14/2014, Contingent MLS ID: 08458444								
 12954 S Sycamore LN	Single Family	4/3	3,000	12,601	10/1/2013	\$299,899	1/14/2014	\$100
Parking Included In Price, 3000 sq ft with huge four season room. twenty five new windows just installed! 2 story 4 beds 2.1 baths Palos Pines!! Circular driveway. Fireplace, finished basement, large bedrooms, master bath, Updated kitchen with granite counters, new SS appl. Updated bath granite. remodeled laundry. new light fixtures, freshly landscaped, new carpet, updated electric, new HWH, hardwood floors refinished, new 6 panel door.								
Listing Courtesy of Prospect Equities Premier								
  * Pending: 1/14/2014 MLS ID: 08472079								
 7826 W Golf Dr	—	3/3	3,100	—	10/17/2013	\$245,000	1/14/2014	\$79
Parking Included In Price, "LIVE THE GOOD LIFE"ENJOY A PICTURE FROM EVERY WINDOW-THIS EXCEPTIONAL"VIEWTIFUL RANCH TOWNHOME"SITS ON THE EDGE OF THE GOLF COURSE+THERE IS A DELIGHTFUL POND OFF THE KITCHEN+THE DECK-HOME HAS A HUGE LIVINGRM W/GAS FIREPLACE"HOLIDAY SIZED FORMAL DINING RM"CHEF'S DELIGHT KITCHEN"+DINETTE,1ST FL LAUNDRY,LOTS OF CLOSETS,3 AMPLE BEDROOMS,2 HAVE GIGANTIC WALK IN CLOSETS-3 FULL BATHS,FULL FINISHED BASEMENT,2 CAR ATT.GARAGE								
Listing Courtesy of RE/MAX Synergy								


SALE PENDING

 * Pending: 1/1/2014, Contingent **MLS ID: 08505882**
12231 S Nagle AVE

Single Family

4/3

3,000

10,018

12/18/2013

\$479,900

1/1/2014

\$160

Parking Included In Price, Sunshine days ahead for this Amazing New Builder Model Home available for immediate delivery! Everything upscale in this executive home as it features stunning kitchen with Granite Counters and Stainless Steel Appliances. Gorgeous Family Room with Fireplace and Large Windowed View. Beautiful Dining Rm. with Wainscoting and Hardwood Flooring. Spacious Master suite & luxury bath with Custom Seated Shower! MUST SEE

Listing Courtesy of Hoff, Realtors

SALE PENDING

 * Pending: 1/1/2014, Contingent, Fannie Mae HomePath **MLS ID: 08336190**
19 Sorrento Dr

-

3/3

1,500

-

5/6/2013

\$140,000

1/1/2014

\$93

Parking Included In Price, Great Palos Heights 3 bed/2.1 bath townhouse. Private wooded view from private patio & upper balcony. Spacious unit with full basement & attached 1 car garage. Hardwood floors & carpet. Master bedroom has private bath, 3 closets, & balcony. A must see! This is a Fannie Mae property. Purchase for as little as 5% down with Home Path financing/renovation mortgage.

Listing Courtesy of Century 21 S.G.R., Inc.

SALE PENDING

 * Pending: 12/27/2013, Contingent **MLS ID: 08446638**
12252 S Harold AVE

Single Family

3/2

1,645

19,250

9/16/2013

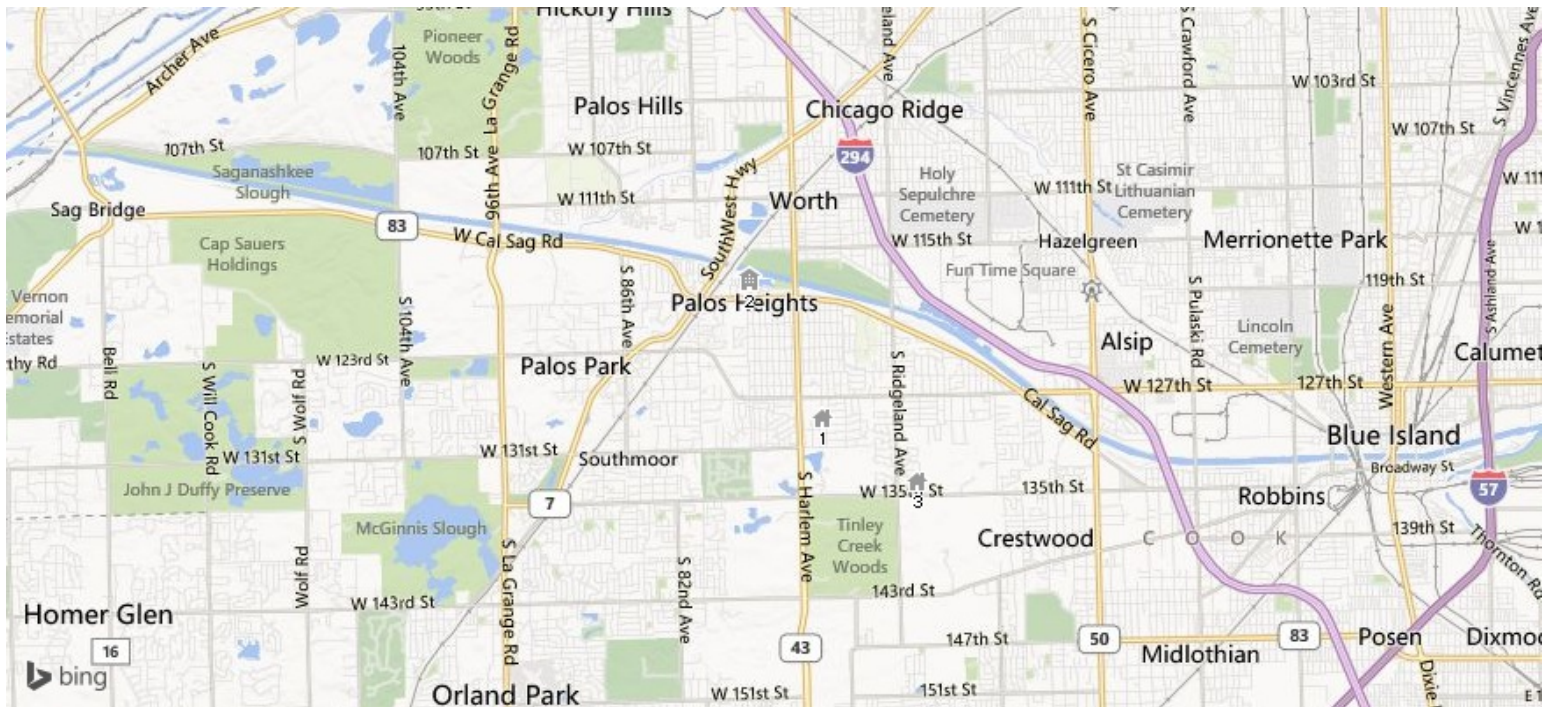
\$259,900

12/27/2013

\$158

Parking Included In Price, ONE OF THE MOST BEAUTIFUL SETTINGS IN PALOS HEIGHTS ALL BRICK RANCH ON BEAUTIFUL TREE LINED LOT. LARGE EAT IN KITCHEN. WOOD BURNING FIREPLACE IN LIVING ROOM. CEDAR LINED CLOSETS IN BEDROOMS. REFRIGERATOR AND STOVE ABOUT 3 YEARS OLD. ROOF ABOUT 10. FULL UNFINISHED BASEMENT. SOME NEW WINDOWS INSTALLED 7/16/2013. GREAT HOME AT A GREAT PRICE!

Listing Courtesy of RE/MAX Synergy



Expired Listings: 3



RECENTLY EXPIRED * Recently Expired, Public records **MLS ID: 08420530**

12906 S Forestview RD Single Family 3/2 1,378 10,010 1964 \$226,900 1/8/2014 \$165

Parking Included In Price, This - wont last!!!Beautiful Split level with finish lower level.Well built home with pretty yard behind .Just 2 blocks from Forest Preserves! Generously portioned rooms with all the amenities.Hardwood floors enhance the main floor & bedroom level.Spacious lower level family room has attached shells for your office or library.Make app today!Nothing to do -but move in!

Courtesy of American Brokers Real Estate



RECENTLY EXPIRED * Recently Expired, MLS records **MLS ID: 08303746**

3 Lake Katherine Dr, #3 - 3/3 2,020 - 1992 \$304,900 12/30/2013 \$151

One Owner End Unit Ranch with Full Bsmnt is in Perfect Condition. Master Bdrm has Huge Walk-in Closet & Whirlpool Bath with Seperate Shower. Large L Shaped Eat-In Kitchen. Main Level Laundry. Vaulted Ceilings in Liv Rm & Din Rm. Gorgeous Family Rm with Frplc leads to very private deck and beautiful yard. Roof 8 Yrs, A/C 8 Yrs, Newer Entry Door.

Courtesy of Lawrence Dolan Broker

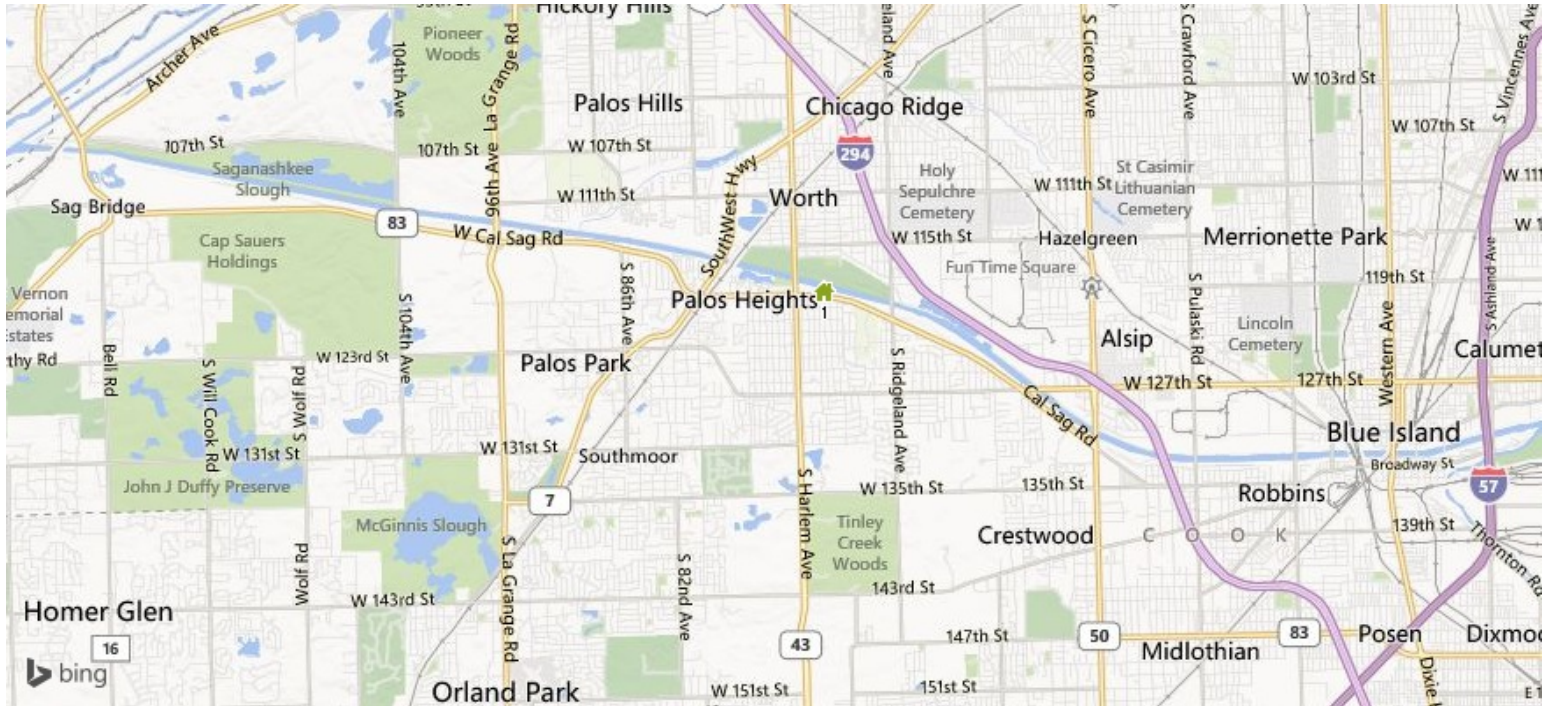


RECENTLY EXPIRED * Recently Expired, MLS records **MLS ID: 08370274**



13455 Cove Ct Residential Income 2/3 2,826 - 2003 \$389,900 12/29/2013 \$138

Lovely Westgate Estate situated on a tranquil cul de sac setting. Spacious Kitchen with Beautiful Maple Cabinets ,Corian Counter tops, Wet Bar with Wine Cooler and Rack. Master Bedroom has Skylights, Double Vanity, Shower & Jacuzzi Bath. Living Rm includes Gas Fireplace, High Volume Ceilings surrounding by Custom Anderson Windows & Shutters throughout. Phenomenal Natural Lighting. Full Basement w/Roughed In Plumbing!

Courtesy of Keller Williams Preferred Rlty



Recently Sold: 1

Recently Sold: 1		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD	* Sold Date: 1/6/2014, Public records <i>MLS ID: 08332698</i>							
	11919 S 69th CT	Single Family	3/2	1,640	19,944	1955	1/6/2014	\$185,000	\$113

